

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF FEBRUARY 4, 2016**

MEMBERS PRESENT: Blythe Yost, Chair
Brian Aitcheson Andrew Andrews
Shirley Goebel Christie Bruce Jensen
Brian Terry Deborah Stuhlweissenburg

MEMBERS ABSENT: None
ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose,
Stenographer and Cheryl Coopersmith, Chief Clerk

Blythe Yost, Chair, called the meeting to order at 7:30 p.m.
Ms Yost read the agenda. Hearings as listed on this meeting's agenda which
are made a part of these minutes were held as noted below.

Maureen's Hair Studio Plans	ACABOR #16-08
Review of Sign Plans	Approved with
646 Main Street, Sparkill	a Condition
77.08/4/21; CS zoning district	

Sambrotto Minor Subdivision Plan	ACABOR #16-09
Review of Subdivision Plan	Approved with
34 Clausland Mountain Road, Blauvelt	Conditions
70.15/2/11; R-40 zoning district	

Nickyritz Enterprises Plans	ACABOR #16-10
(150 Burrows Lane)	Approved
Review of Site/Structure Plans	with Conditions
150 Burrows Lane, Blauvelt	
70.09/3/22; R-40 zoning district	

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and
seconded by Brian Terry and agreed by all in attendance. The Decisions on the
above hearings, which Decisions are made by the Board before the conclusion
of the meeting, are mailed to the applicant. The verbatim minutes are not
transcribed, but are available. As there was no further business before the
Board, the meeting was adjourned at 8:10 p.m. The next ACABOR Meeting is
scheduled for February 18, 2016.

Dated: February 4, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions

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ACABOR #16-08: Maureen’s Hair Studio Sign Plans - Approved with a Condition

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TO: Maureen Cunningham, 169 Edgewood Drive, Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Maureen’s Hair Studio Sign Plans: The application of Maureen Cunningham, applicant, for Ed De Drennan, owner, for the review of Sign Plans at a site to be known as “**Maureen’s Hair Studio Sign Plans**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 646 Main Street, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 4, Lot 21; in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 4, 2016**, at which time the Board made the following determinations:

Maureen Cunningham and Robin Foley appeared and testified.

The Board received the following information:

- A. Sign Plans prepared by Foley Signs, undated.
- B. Photographs of the site and existing structure.
- C. Material Sheet dated December 30, 2015, signed by Maureen Cunningham.

FINDINGS OF FACT:

- 1. The Board found that 2 signs were proposed;
 - a. Sign 1: Mounted flush to the building façade in an existing recessed area. This sign would be aluminum faced 16” by 235”, black and magenta main fields with white lettering, not illuminated, as noted on the submitted plan.
 - b. Sign 2: Carved PVD double sided on a pole. The shape is oval, 50” by 30”, white main field with black and magenta lettering, not illuminated. The applicant noted that the size of the sign was reduced by 4 inches by the Zoning Board on February 3, 2016 as ZBA #16-08. The reduction in the size of the sign did not affect the colors and design of the overall appearance of the sign

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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ACABOR #16-08: Maureen's Hair Studio Sign Plans - Approved with a Condition

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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED with a Condition:**

1. Sign 2 shall be in accordance with the dimensions approved by the Town of Orangetown Zoning Board of Appeals, ZBA #16-08, dated February 3, 2016. Revised plans shall be submitted.

The foregoing resolution was presented and moved by Bruce Jensen and seconded by Brian Terry and carried as follows; Blythe Yost, Chair, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews aye and Shirley Goebel Christie, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: February 4, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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ACABOR #16-09: Sambrotto Sub Subdivision Plan: Approved Subject to Conditions

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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York, 10901
FROM: Architecture and Community Appearance Board of Review

RE: Sambrotto Minor Subdivision Plan: The application Raymond Sambrotto, owner, for the review of a Subdivision Plan at a site to be known as “**Sambrotto Minor Subdivision Plans**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 34 Clausland Mountain Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.15, Block 2, Lot 11 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 4, 2016**, at which time the Board made the following determinations:

Jay Greenwell appeared and testified. The Board received the following items:

A. Subdivision Plans prepared by Jay Greenwell, PLS dated September 12, 2014, last revision date of December 30, 2015:

- Drawing 1 of 3: Subdivision of Property
- Drawing 2 of 3: Grading, Drainage & Utility Plan
- Drawing 3 of 3: Details

B. Planning Board Decision #13-29, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated December 10, 2014 and ZBA #15-11, dated February 18, 2015 for Lot Area for Lots 1 and 2, and Front Yard and Side Yard Variances for Lot #1, Approved.

FINDINGS OF FACT:

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that the individual sites and houses would be reviewed at the time each lot would be developed.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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ACABOR #16-09: Sambrotto Sub Subdivision Plan: Approved Subject to Conditions

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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. No grading is to take place within five feet of any property line, except as specified on the approved subdivision and site plans.
2. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
3. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction
5. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Blythe Yost and seconded by Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Bruce Jensen, aye; Brian Aitcheson, aye, and Deborah Stuhlweissenburg, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: February 4, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions**

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ACABOR #16-10: Nickyritz Enterprises Plans- Approved Subject to Conditions

Town of Orangetown – Architecture and Community Appearance Board of Review Decision

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TO: John Ritsich, 4 Foxburn Street, New City, New York 10956
FROM: Architecture and Community Appearance Board of Review

RE: Nickyritz Enterprises Plans: Application of John Ritsich, President of Nickyritz Enterprises, applicant, for Sohie Glagola, owner, for the review of Site/Structure Plans at a site to be known as “**Nickyritz Enterprises Plan**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 150 Burrows Lane, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.09, Block 3, Lot 22; in the R-40 zoning district.

Blythe Yost, Chair, recused herself from the proceedings of this hearing.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 4, 2016**, at which time the Board made the following determinations:

John Ritsich appeared and testified.

The Board received the following items:

A. Plot Plan for Nickyritz Enterprises prepared by Atzl, Nasher & Zigler dated October 20, 2015.

B. Architectural Plans prepared by John Perkins, RA, dated October 5, 2015, issued for Construction October 9, 2015:

1 of 6: General Notes & Specs, Details

2 of 6: General Notes & Specs

3 of 6: Floor Plans

4 of 6: Section, Elevations, Details

5 of 6: Elevations

6 of 6: Cellar, First & Electrical Plans, Plumbing Dia.

C. Exterior Building Material Specifications.

D. Landscaping Plan prepared by Robert G. Torgersen, Landscape Architect, dated October 19, 2015.

E. A copy of the Building Permit Referral dated October 28, 2015.

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ACABOR #16-10: Nickyritz Enterprises Plans- Approved Subject to Conditions
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FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding with decorative stonework on the front façade in Eldorado Company in Fieldledge in Meseta, or equal. The plans would be revised to note the stonework.
2. The Board found that the color of the vinyl siding would be Pewter Grey, manufactured Market Square or equal. The roof shingles would be Weathered Wood, manufactured by Timberline or equal.
3. The Board found that the front entryway, garage door and trim would be white.
4. The Board found that lighting would be placed by the exterior doorways, in accordance with Town Code.
5. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals at the February 3, 2016 meeting as ZBA #16-01 and obtained the needed variances.

The hearing was then opened to the Public.

Public Comment:

Lixin Tao, 5 Celtic Lane, an abutting property owner, raised concerns regarding the applicant's appearance at the Zoning Board of Appeal.

(The Board noted that ACABOR reviews the site for ascetics and zoning issues are the purview of other Boards.)

Nance Wissman, 125 Burrows Lane, an abutting property owner, expressed concerns regarding the future status of an existing stone wall on site and the height of the proposed house.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The proposed house will have four sides of vinyl siding with decorative stonework on the front façade in Eldorado Company in Fieldledge in Meseta, or equal. Decorative stonework shall be placed on the front façade as described by the applicant. The plans shall be revised.
2. The color of the siding will be Pewter Grey, manufactured Market Square or equal. The roof shingles will be Weathered Wood, manufactured by Timberline or equal. The front entryway, garage door and trim will be white.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

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**ACABOR #16-10: Nickyritz Enterprises Plans- Approved Subject to
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5. Lighting shall be placed by the exterior doorways, in accordance with Town Code.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Bruce Jensen, aye; Brian Aitcheson, aye, and Deborah Stuhlweissenburg, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: February 4, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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